

TAX INCREMENT FINANCE DISTRICT NO. 10

PROJECT PLAN

Main & East Mason Streets

**City of Green Bay, Wisconsin
October 2004**

TABLE OF CONTENTS

	PAGE
Introduction	1
Description of Proposed District	2
Map 1—Locaton	3
Map 2—District Boundary	4
Map 3—Land Use	5
Map 4—Zoning	6
Map 5—Properties Meeting Criteria for TID District	7
Map 6—Proposed Projects	8
Project Plan	9
Table 1—Public Investment Summary	17
Appendix A—Legal Description of TID No. 10	24
Appendix B—Parcels & Assessed Values	
Appendix C—Blighted Parcels	
Appendix D—Projected TID Revenues—Primary TID Projects	

Introduction

In spring of 2003, the Green Bay Common Council adopted a Comprehensive plan that outlines the City of Green Bay's long-term strategy for growth. A critical component of this strategy is redevelopment. As the availability of raw land declines, redevelopment becomes the key to maximizing uses of industrial and commercial property in the City of Green Bay. The City's Comprehensive plan identifies several priority areas prime for redevelopment, one being the Main and East Mason Street corridor. The Main and East Mason Street corridor contains a mix of land uses ranging from highway business to third residential tracts. Many of the properties in the area have been determined blighted. While this neighborhood has dealt with declining uses for years, the commitment of private investment has spurred the need for a redevelopment plan. The City of Green Bay has been working with various businesses and property owners to develop a plan for improvements in the area through land acquisition, land use changes and development site preparation.

A significant tool used to accomplish the City's redevelopment goals is Tax Increment Finance (TIF). This report defines the scope of the improvement program proposed for tax increment support and all the related information required by state statute. Each public improvement sets the stage for private investment, which will in turn stabilize land uses, maximize property values and prevent and eliminate deteriorating conditions, benefiting not only the City of Green Bay but all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 10 is located on the City's far-east side. Both Main and East Mason Streets are principal arterials, connecting the City's east and west sides. Main Street is the business route for State Highway 41, with a major interchange at State Highway 172. Similarly, East Mason Street is the business route for County Highway 54, with a major interchange at State highway 41. Map 1 Shows TIF 10 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment 10 Boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A."

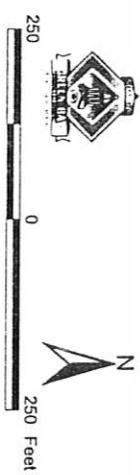
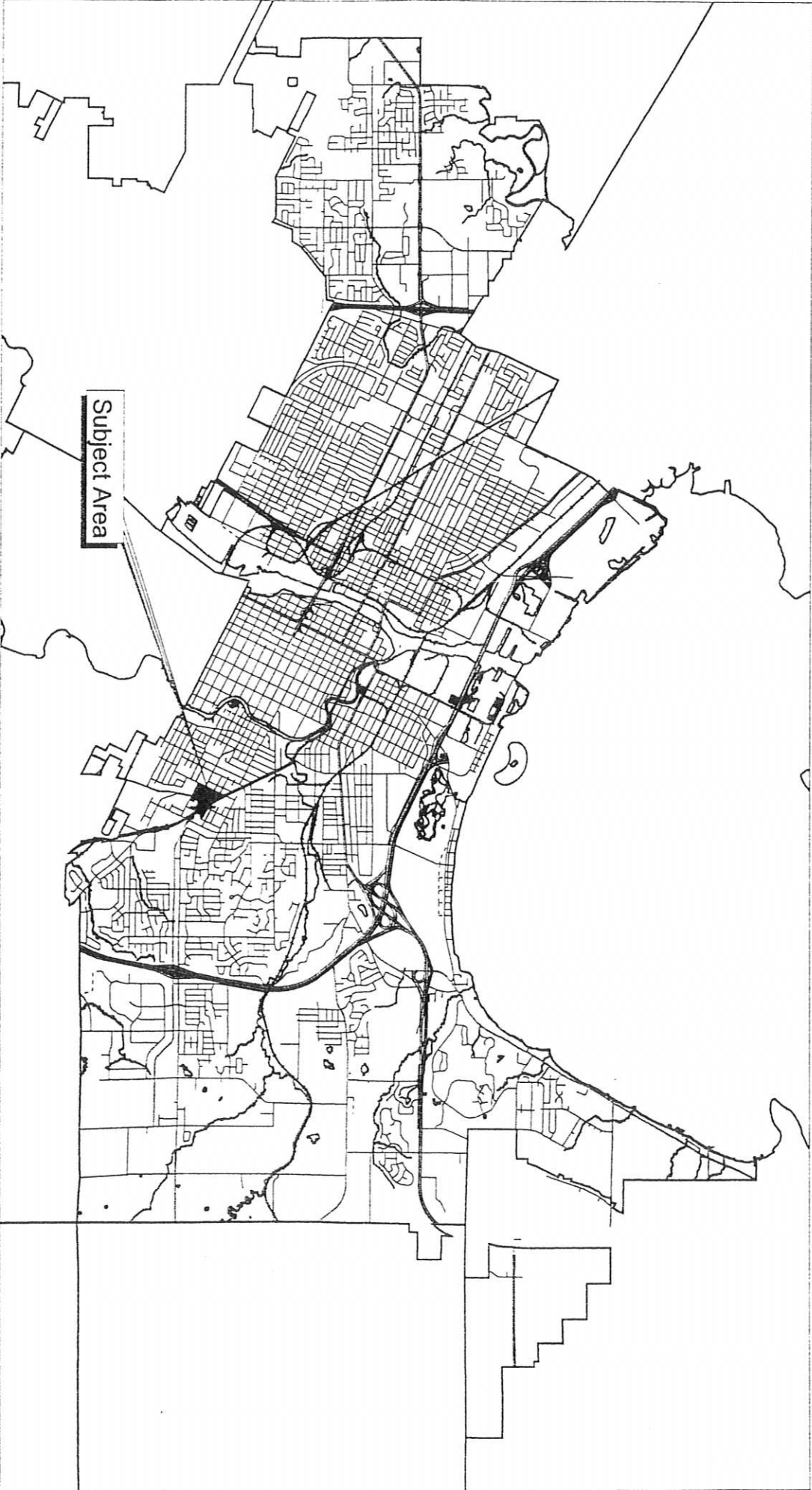
III. General Make-Up

Containing 43 parcels and 26.21 acres, the proposed TID is comprised of two land uses. Map 3 shows existing land use for the TID area and Map 4 the corresponding zoning. The TID is primarily zoned First Business with 97% of the acreage in that zoning category. The remaining 3% is zoned Highway Business.

Appendix "B" provides a listing of all parcels within the TID address and assessed values are also listed.

IV. Blight Criteria

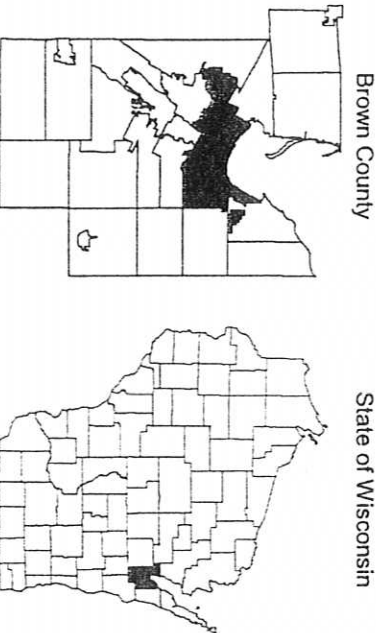
According to the State of Wisconsin Tax Increment Law, for an area to be designated a Tax Increment District, not less than 50% by area, or real property within the district must be blighted, in need of rehabilitation or conservation or suitable for industrial sites. In the proposed TID, 62% of the acreage was determined to be blighted and 77% of the parcels were determined to be blighted. The proposed TID meets these statutory criteria. Map 5 shows the parcels and Appendix "B" lists each parcel with a brief description of its redevelopment needs.



**City of Green Bay
Main Street - East Mason Street
Tax Incremental Finance (TIF) District 10
Map 1. Location**

Map prepared by City of Green Bay Planning Department, June, 2004.
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This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurement between the corners of the Public Land Survey System and the parcels as mapped from available records which may not precisely fit field conditions. Brown County City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.



**City of Green Bay
Main St - East Mason St
Tax Incremental Finance (TIF) District 10
Map 2. District Boundary**

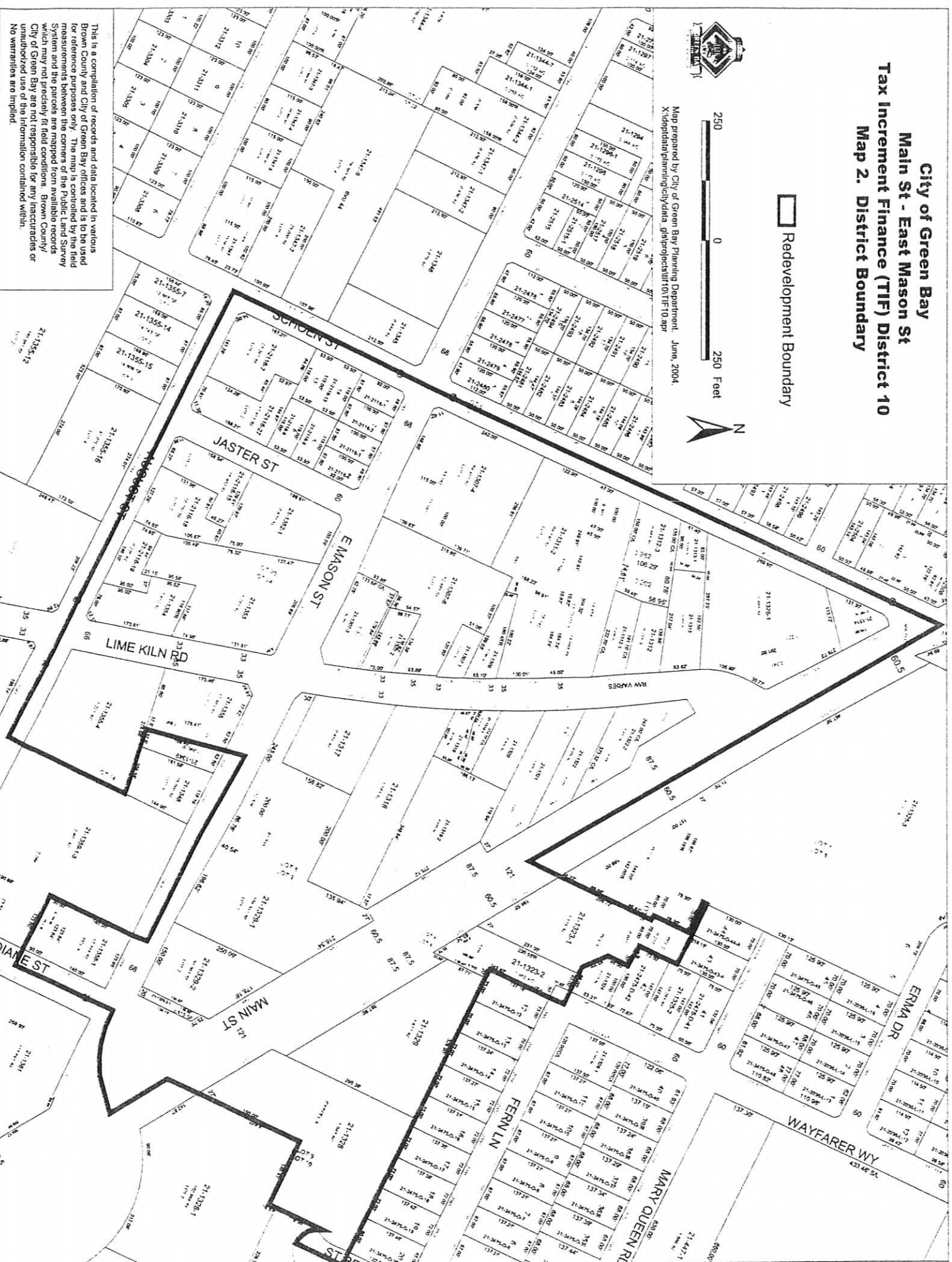
 Redevelopment Boundary












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Map prepared by City of Green Bay Planning Department, June, 2004.
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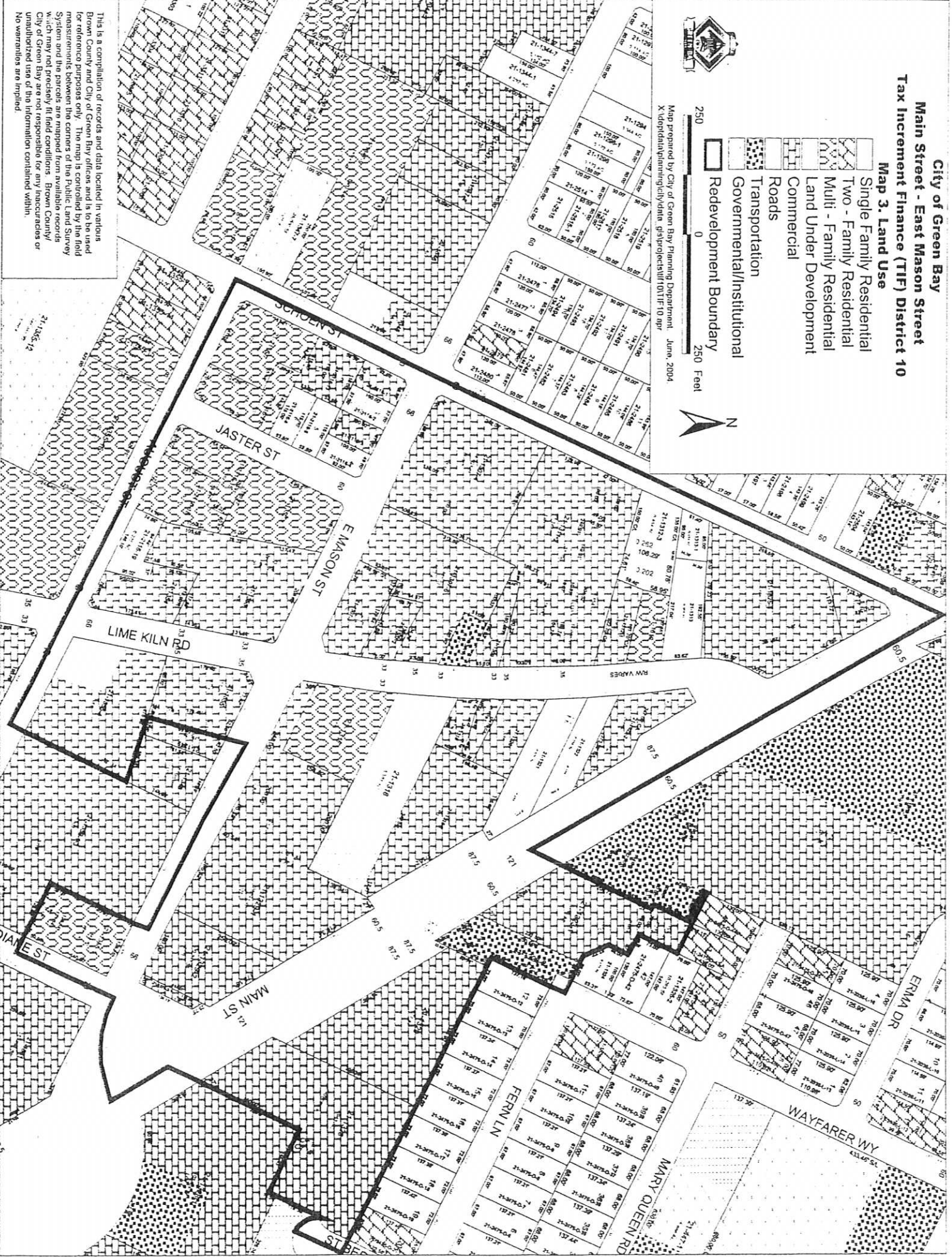
City of Green Bay
Main Street - East Mason Street
Tax Incremental Finance (TIF) District 10
Map 3. Land Use

-  Single Family Residential
-  Two - Family Residential
-  Multi - Family Residential
-  Land Under Development
-  Commercial
-  Roads
-  Transportation
-  Governmental/Institutional
-  Redevelopment Boundary

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Map prepared by City of Green Bay Planning Department, June, 2004
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**City of Green Bay
Main Street - East Mason Street
Tax Incremental Finance (TIF) District 10**

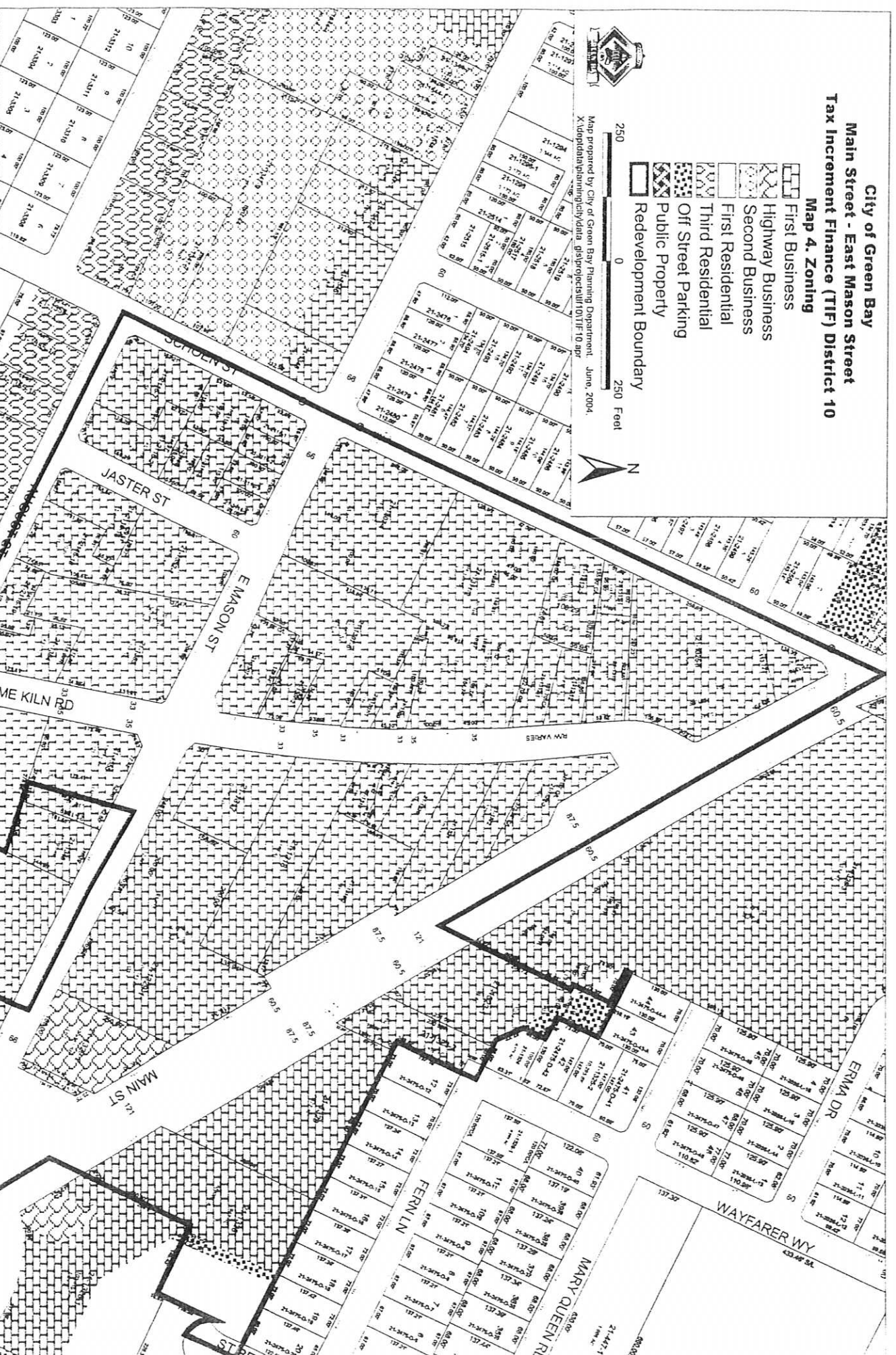
Map 4. Zoning

- First Business
- Highway Business
- Second Business
- First Residential
- Third Residential
- Off Street Parking
- Public Property
- Redevelopment Boundary

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Map prepared by City of Green Bay Planning Department, June, 2004.
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**City of Green Bay
Main Street - East Mason Street
Tax Increment Finance District (TIF) 10
Map 6. Proposed Projects**

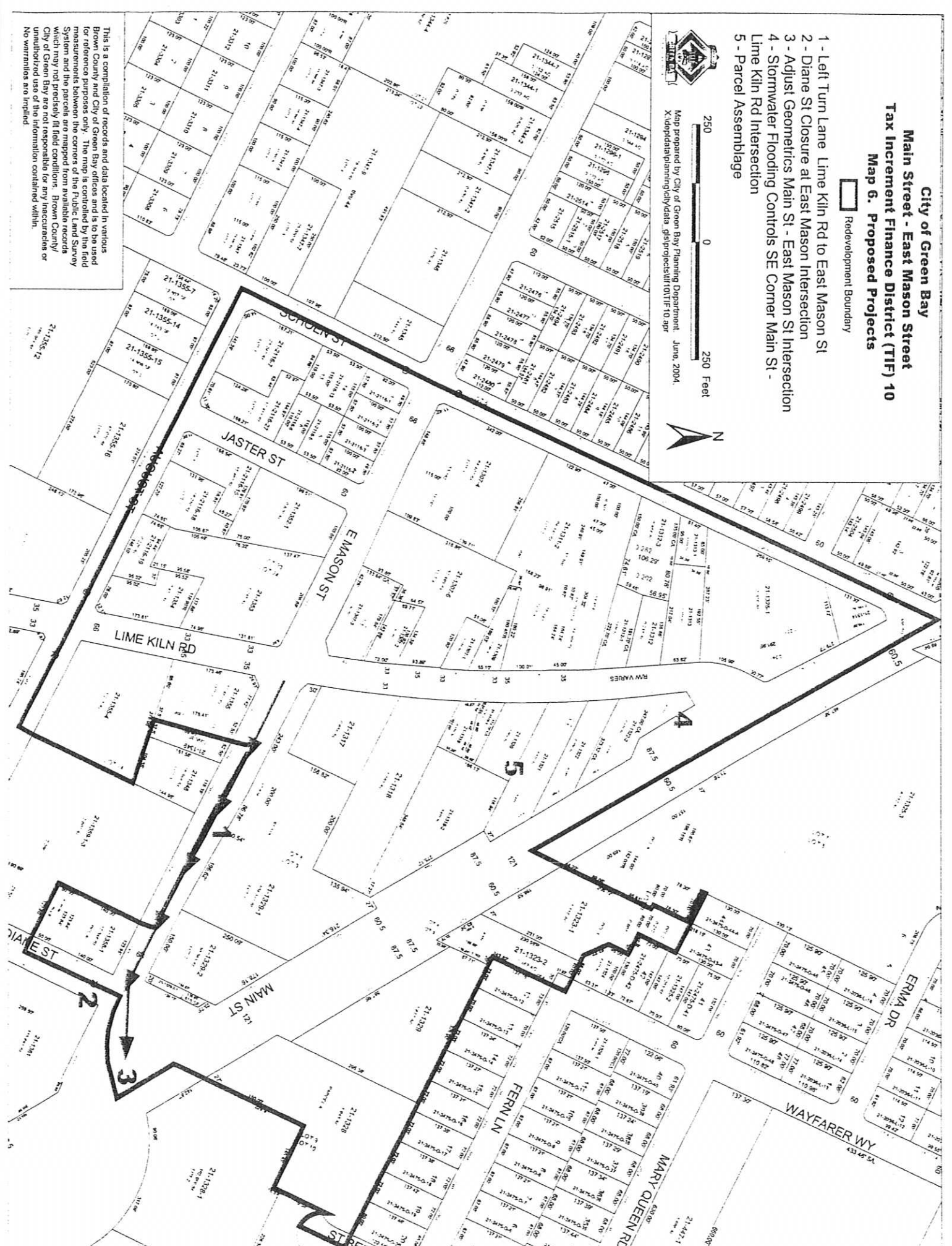
☐ Redevelopment Boundary

- 1 - Left Turn Lane Lime Kiln Rd to East Mason St
- 2 - Diane St Closure at East Mason Intersection
- 3 - Adjust Geometrics Main St - East Mason St Intersection
- 4 - Stormwater Flooding Controls SE Corner Main St - Lime Kiln Rd Intersection
- 5 - Parcel Assemblage



Map prepared by City of Green Bay Planning Department June, 2004.
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This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Project Plan

A. Statement Listing the kind, number and location of all proposed public works or improvements.

Summarized below are the public works and related improvements proposed as part of TID 10. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy the competing land uses in the district. Improvements will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

Improvement #1: Infrastructure

Location: East of Lime Kiln Road and East of Main Street

Description: East Mason Street, between Lime Kiln Road and Main Street, is currently a four-lane principal arterial without a left-turn lane when traveling eastbound.

Public Work or Improvements: Addition of a left turn lane.

Improvement #2: Infrastructure

Location: Intersection of Diane Street and East Mason Street.

Description: Diane Street is currently used as an access to East Mason Street.

Public Work or Improvements: Close Diane Street.

Improvement #3: Infrastructure.

Location: Intersection of Main and East Mason Streets.

Public Work or Improvements: Adjust geometrics at intersection.

Improvement #4: Infrastructure

Location: Southeast corner of the Main Street and Lime Kiln intersection

Public Work or Improvements: Storm water control.

Improvement #5: Other Infrastructure Improvements

Location: District-wide

Description: Deterioration of public amenities.

Public Work or Improvements: Gateway improvements, which include but are not limited to signs sculptures, banners, flags, etc. and Pedestrian improvements, which include but are not limited to lighting, pavers and landscaping.

Improvement #6: Property Acquisition and Site Preparation

Location: District-wide

Description: Acquire blighted properties and prepare those sites for redevelopment

Public Work or Improvements: Property acquisition, occupant relocation, site preparation costs, and grants and/or loans to business or developers.

Improvement #7: Parcel Assemblage

Location: District-wide

Description: Assemble parcels to expedite redevelopment on underutilized properties.

Public Work or Improvements: Property acquisition, occupant relocation, site preparation costs, and grants and/or loans to business or developers.

Improvement #8: Loans and/or Grants to Businesses and Developers

Location: District-wide

Description: Loans and or grants made available to accomplish the objectives outlined in this plan

Public Work or Improvements: See above

Improvement #9: District Administration, Promotion and Marketing Activities

Location: District-wide

Description: Promotion and marketing of the district in order to encourage additional investment and property tax growth.

Public Work or Improvements: See above

B. Economic Feasibility

Background

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created (base value). All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for Direct payment of project costs or the payment of debt service on bonds used to finance project costs.

All project expenditures must be made within twenty-two years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the state's third largest city, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis.

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

	1990 Census	2000 Census
Green Bay population	96,466	103,641
Green Bay MSA	194,594	215,040

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region with excellent highway, air, rail and port infrastructure.

TIF Capacity Analysis

Wisconsin statutes establish a limit on the equalized property value that may be located within Tax Increment Districts (TIF Capacity). Two methods for determining that limit are defined in that statute. A municipality must meet the requirements on one of the two methods.

The City meets this requirement because the combined equalized values within all TIDS existing in the municipality is less than 12% of the total equalized value of the City. Using this method, the City of Green Bay capacity is as follows

**Tax Incremental Finance
Capacity Analysis
(January 2003)**

Equalized Value of the City of Green Bay	\$5,341,643,300.00
TIF Maximum (12% of City Value)	\$ 640,997,196.00
Total Value within Existing TIDS 4,5,6, 7, 8 & 9*	\$ 134,774,460.00
Present Capacity for Future TIF Districts	\$ 506,222,736.00

*Values for TIF 9 will be posted 8/15/04

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID 10.

Projection of Future Tax Increments

The TID Plan anticipates a number of projects being implemented over the first twenty-two years of the tax incremental financing life (see table 1). All projects will contribute not only to stabilizing property values, but throughout the life of the TIF enhancing those same property values, by creating a consistent and viable commercial district. Those stable and hopefully increasing values will assure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments that are expected to be generated through the creation of a TID, planned private, assessable investment was estimated. This estimate is separated into two categories. The first is the primary TID Projects, which includes all planned projects expected to be completed within the twenty-two year timeline. Secondary TID Projects are those which will be implemented if additional new development takes place and will, therefore provide TIF revenues capable of supporting additional TIF borrowing. The probabilities of the primary projects being completed are quite good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary projects while exciting are a bit more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive it is by no means exclusive. Should additional development opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

Primary TID Projects Only

The primary projects include a variety of infrastructure improvements, which will improve the redevelopment of the Main and East Mason Street intersection into a high traffic Commercial/Retail/Restaurant development. Projected private investment will

create an estimated increase in equalized value of \$20,000,000.00 by year 5. Tax increment expected from the project is as follows:

Year	TID Increased Value	Tax Increment
1	\$ 8,000,000.00	\$ 180,000.00
2	\$12,000,000.00	\$ 270,000.00
3	\$18,000,000.00	\$ 405,000.00
4	\$20,000,000.00	\$ 450,000.00
5	\$28,600,000.00	\$ 463,500.00
6	\$21,218,000.00	\$ 477,405.00
7	\$28,545,400.00	\$ 491,727.15
8	\$22,510,176.20	\$ 506,478.96
9	\$23,185,481.49	\$ 521,673.33
10	\$23,881,045.93	\$ 537,323.53
11	\$24,594,477.31	\$ 553,443.24
12	\$25,335,401.63	\$ 570,046.54
13	\$26,095,463.68	\$ 587,147.93
14	\$26,878,327.59	\$ 604,762.37
15	\$27,684,677.41	\$ 622,905.24
16	\$28,515,217.74	\$ 641,592.40
17	\$29,370,674.27	\$ 660,840.17
18	\$30,251,794.50	\$ 680,665.38
19	\$31,159,348.33	\$ 701,085.34
20	\$32,094,128.78	\$ 722,117.90
21	\$33,056,952.65	\$ 743,781.43
22	\$34,048,661.22	\$ 766,094.88
23	\$35,070,121.06	\$ 789,077.72

(Note: Assumes a 3% annual increase in values beginning in year 5)

Appendix "D" provides a complete pro-forma spread sheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development with the new commercial corridor.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow at a conservative 3% per year beginning in Year 4 of the project.
2. The Two primary projects will add \$20,000,000.00 in equalized value within the first 5 years, which in turn will generate the tax increment.
3. Interest income on the saving balance is projected at 4% annually.
4. Bond Interest is estimated at 5.5% for the first borrowing and 6.0% for the second.

5. Total tax increment assumes a total tax levy of \$22.50 per \$1000 of assessed value.

Secondary TID Projects

To ensure TID project tax increments are adequate to support the public costs for the proposed Secondary TID Project activities (Projects #5-#9), any future public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of repaying debt for the public projects.

Public/private partnerships will be created in order to fulfill the development activities projected with the TIF 10 Plan. Thus, the tax increments will be sufficient to guarantee the success of any and all future TIF 10 project improvements.

Table 1
TID & Public Investment Summary
November 2004

Project	Location	TIF Cost	Projected Date
Infrastructure Left Turn Lane	Map 6 #1	\$500,000.00	2005
Infrastructure Close Diane St.	Map 6 #2	\$250,000.00	2005
Infrastructure Improve Geometrics	Map 6 #3	\$750,000.00	2006
Infrastructure Stormwater Manage	Map 6 #4	\$1,750,000.00	2005
Infrastructure Deterioration of Public Amenities	Map 6 #5	\$1,250,000.00	ongoing
Property Acquisition Site Prep.	Map 6 #6	\$1,000,000.00	ongoing
Parcel Assemblage	Map 6 #7	\$1,000,000.00	ongoing
Loans/ Grants	Map 6 #8	\$1,000,000.00	ongoing
District Promotion Marketing	Map 6 #9	\$500,000.00	ongoing
Project Total		\$8,000,000.00	

***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to bonding.**

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations are to be Incurred

The City may use a variety of financing methods to implement TID 10 activities, including but not limited to, redevelopment bonds, lease-revenue bonds, general obligation bonds, and donation of surplus revenues from other municipal Tax Increment Districts. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 10.

The amounts and time frames for borrowing could vary; however projections from the Primary TID Projects are outlined in Appendix "D". As stated above, the City will not proceed with Secondary TID projects until TIF increment is adequate to support debt service for public project costs. Interest cost of the borrowings can vary over time, thus the interest rates used in the proforma found in Appendix "D" are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 27 years after inception of the District. Appendix D indicates that if all the TIF would close in year 22 without the generation of any other increment. Total interest costs are projections only. Should conditions warrant during the life of the TID 10, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix "D" assumes that public project costs are financed through the issuance of bonds and positive TID balances. Not included in the calculations were additional income sources, which could be generated through the course of the project, including lease payments and land sale revenues. Should these revenues be realized the City might elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TIF related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix "D", the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

D. Detailed Listing of Project Costs

Table 1 provided a listing of the estimated public improvement costs in November 2004 dollars. Project locations may be found on Map 6. It is anticipated that the City may elect to expend funds each year for the first twenty-two years on project administration, which could include salaries and fringe benefits, management and marketing of the TID, bond issuance related expenses, loans and/or grants to business, as well as donation of surplus revenue to other redevelopment TIDs.

E. Promotion of Orderly Growth

The Tax Increment District 10 has been developed in compliance with a number of planning documents, which have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The Green Bay Comprehensive Plan was updated in 2003 and the proposed TID 10 area was targeted for redevelopment. Additionally the Brown County "Comprehensive land Use/Transportation Plan: 2020" identifies issues crucial to traffic patterns in the area. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Draft Comprehensive Land Use Plan these voices were incorporated in this TID Plan. The TID 10 Plan promotes orderly and consistent growth.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID10 Plan are as follows:

- 1-Master Plan
- 2-Official Map
- 3-Zoning Codes
- 4-Building Codes

Summarized below are the findings.

Master Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned uses in the TID 10 are consistent with existing planning documents and have been incorporated into future planning documents. The 1996 Brown County Land Use and Transportation Plan also has been complimentary to the City's adopted Comprehensive plans.

Official Map

All street included in the TID10 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of TID 10 will require the designation of more than one Planned Commercial Development (PCD overlay) District. The PCD Overlay district may include the following:

1. This PCD is to be used to identify non-residential uses only.
2. Future non-residential development and redevelopment uses shall be governed by PCD Districts To be established on a project-by-project basis.
3. Non-residential development not specifically identified in any Comprehensive plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.
4. Residential development will be regulated by existing zoning regulations for those uses.
5. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID10 activities.

G. Non-Project Costs

In the event that TID 10 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal redevelopment TIDs, the district may become a donor TID.

H. Proposed Method for Relocation of Any Persons to be Displaced

Displacement pursuant to Wisconsin Statute occurs when municipal funds cause the relocation of occupants of property. Displacement may occur when property is purchased to prepare underdeveloped and/or deteriorated sites for new development. Should such actions be necessary, the occupants of these properties will be provided relocation assistance pursuant to State Statutes. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF or by the City of Green Bay.

**DESCRIPTION OF TID 10
(MAIN STREET AT EAST MASTON STREET)**

That part of Lots 7, 8, 9, 10, 23, 24, and 25, Astor's Subdivision of Private Claims 3 through 7, east side of the East River;

Also that part of Lots 1, 2, 3, 4, 5, 6, 13, and 14, Block 1; and that part of Lot 5, Block 2, Jaster's Subdivision;

Also that part of Lots 43 and 44, First Addition to St. Bernard Heights;

Also that part of Parcel A, Brown County Certified Survey Map Number 349 as recorded in Volume 1 of Certified Survey Maps page 641 (being part of Lot 25, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Parcel B, Brown County Certified Survey Map Number 667 as recorded in Volume 2 of Certified Survey Maps page 635 (being part of Lot 25, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Parcel A, Brown County Certified Survey Map Number 808 as recorded in Volume 3 of Certified Survey Maps page 245 (being part of Lot 9, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Lots 1, 2, 3, and 4, Brown County Certified Survey Map Number 1295 as recorded in Volume 5 of Certified Survey Maps page 19 (being part of Lots 7 and 8, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Outlot 1, Brown County Certified Survey Map Number 1541 as recorded in Volume 6 of Certified Survey Maps page 253 (being part of Lot 7, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Lots 1 and 2, Brown County Certified Survey Map Number 2016 as recorded in Volume 8 of Certified Survey Maps page 419 (being part of Lots 8 and 9, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Lots 1 and 2, Brown County Certified Survey Map Number 2393 as recorded in Volume 11 of Certified Survey Maps page 137 (being part of Lot 24, Astor's Subdivision of Private Claims 3-7 east side of the East River);

Also that part of Lots 1 and 2, Brown County Certified Survey Map Number 4152 as recorded in Volume 25 of Certified Survey Maps page 167 (being part of Lots 1 through 4, Block 2, Jaster's Subdivision);

Also that part of Lots 1 and 2, Brown County Certified Survey Map Number 4153 as recorded in Volume 25 of Certified Survey Maps page 171 (being part of Lots 7 through 12, Block 1, Jaster's Subdivision);

APPENDIX "A"

Also that part of any dedicated or vacated street rights-of-way adjacent to the lands herein described; all located in the City of Green Bay, Brown County, Wisconsin more particularly described as follows:

Commencing at the southwest corner of said Lot 13, Block 1, Jaster's Subdivision; thence N63°-41'-04" W, 30.00 feet along the westerly extension of the south line of said Lot 13, Block 1, Jaster's Subdivision to a point on the centerline of Schoen Street and the point of beginning; thence S27°-01'-48"-W, 207.22 feet along said centerline of Schoen Street to the intersection with the centerline of August Street; thence S63°-33'-25" E, 1041.72 feet along said centerline of August Street to the intersection with the east line of Lot 24, Astor's Subdivision of Private Claims 3 through 7, east side of the East River; thence N26°-14'-48" E, 269.39 feet along said east line of Lot 24 to the southeast corner of Lot 3, Brown County Certified Survey Map Number 2393 as recorded in Volume 11 of Certified Survey Maps page 137; thence N72°-18'-23" W, 141.85 feet along the south line of Lots 3 and 2 said Certified Survey Map Number 2393 to the southeast corner of the parcel described in Brown County Document Number 1029795 recorded as Jacket 8270 Image 15; thence N15°-49'-59" E, 202.98 feet along the east line of said Document Number 1029795 and the northerly extension thereof to a point on the centerline of East Mason Street; thence S63°-33'-43" E, 436.65 feet along said centerline of East Mason Street to the intersection with the northerly extension of the west line of said Parcel A, Certified Survey Map Number 349; thence S26°-13'-14" W, 222.88 feet along said west line of Parcel A, Certified Survey Map Number 349 and extension thereof and along the west line of said Parcel B, Certified Survey Map Number 667 to the southwest corner of said Parcel B; thence S63°-32'-03" E, 158.80 feet along the south line of said Parcel B and the easterly extension thereof to the centerline of Diane Street; thence N26°-16'-14" E, 222.86 feet along said centerline of Diane Street to the reference line of East Mason Street; thence southeasterly along said reference line of East Mason Street along the arc of a 229.18 foot radius curve to the left, 177.10 feet, said curve having a chord which bears S83°-57'-07" E, 172.72 feet; thence continuing along said reference line N73°-66'-37" E, 43.66 feet to the intersection with the centerline of Main Street (State Trunk Highway 29/U.S. Highway 141); thence N31°-10'-35" W, 141.28 feet along said centerline of Main Street to the intersection with the southerly extension of the west line of Lot 2, Brown County Certified Survey Map Number 6093 as recorded in Volume 40 of Certified Survey Maps page 183 (being part of Lots 9 and 10, Astor's Subdivision of Private Claims 3-7, east side of the East River); thence N26°-15'-25" E, 301.44 feet along said west line of Lot 2 and the extension thereof to the northwest corner of said Lot 2, Certified Survey Map Number 6093; thence S64°-33'-26" E, 145.72 feet along the north line of said Lot 2; thence N25°-42'-21" E, 134.41 feet along the west line of Lot 1, said Certified Survey Map Number 6093 to the intersection with St. Bernard Court; thence southeasterly along the cul-de-sac of said St. Bernard Court along the arc of a 50.00 foot radius curve to the left 79.46 feet, said curve having a chord which bears S19°-34'-34" E, 71.36 feet to the centerline of St. Bernard Court; thence N25°-55'-25" E, 104.63 feet along said centerline of St. Bernard Court to the intersection with the easterly extension of the south line of Lots 12 through 20, St. Bernard Heights; thence N63°-32'-23" W, 690.58 feet along the south line of said Lots 12 through 20, St. Bernard Heights to the southwest corner of said Lot 12; thence N26°-07'-39" E, 168.71 feet along the west line of said Lot 12 and the northerly extension thereof to the intersection with the easterly extension of the north line of Parcel A, Brown County Document Number 1921234; thence N63°-45'-23" W, 86.03 feet along the north line and extension thereof said Parcel A, Document Number 1921234 (also being the south line of the parcel described in Brown County Document Number 1700106); thence N23°-36'-55" W, 57.87 feet along the southwesterly line of said Document Number 1700106; thence N26°-14'-37" E, 46.00 feet along the west line of said Document Number 1700106 to the northwest corner of said Document Number 1700106; thence N63°-45'-23" W, 17.00 feet; thence N26°-04'-37" E, 1.33 feet to a point on

APPENDIX "A"

the south line of Lot 42, First Addition to St. Bernard Heights; thence N63°-45'-23" W, 30.00 along said south line of Lot 42 to the southeast corner of said Lot 43; thence N26°-03'-03" E, 88.02 feet along the east line of Lot 43; thence N63°-39'-23" W, 140.00 feet to a point on the west line of Lot 44 First Addition to St. Bernard Heights; thence S26°-03'-03" W, 10.00 feet along said west line of Lot 44; thence S63°-46'-57" E, 70.00 feet to a point on the east line of said Lot 44; thence S26°-03'-03" W, 78.30 feet along said east line of Lot 44 to a point on the north line of Parcel A, Brown County Certified Survey Map Number 728 as recorded in Volume 3 of Certified Survey Maps page 83; thence S63°-46'-57" E, 10.00 feet along said north line of Parcel A to the northeast corner of said Parcel A Certified Survey Map Number 728; thence S26°-07'-17" W, 280.66 feet along the east line of said Parcel A, Certified Survey Map Number 728 and the east line of Parcel A of Brown County Certified Survey Map Number 508 as recorded in Volume 2 of Certified Survey Maps page 315 and the southerly extension thereof to the centerline of Main Street; thence N31°-10'-35" W, 453.91 feet along said centerline of Main Street; thence continuing along said centerline of Main Street northwesterly along the arc of a 7639.50 foot radius curve to the right; 528.35 feet, said curve having a chord which bears N29°-11'-21" W, 528.24 feet to the intersection with the centerline of Schoen Street; thence S25°-27'-34" W, 1171.59 feet along said centerline of Schoen Street to the centerline of East Mason Street; thence S63°-32'-20" E, 4.31 feet along said centerline of East Mason Street to the centerline of Schoen Street; thence S27°-01'-53" W, 240.80 feet along said centerline of Schoen Street to the point of beginning.

Parcels affected being tax parcel numbers 21-1307-1,21-1307-2,21-1307-3,21-1307-4,21-1307-6,21-1309,21-1311-2,21-1312,21-1312-1,21-1312-3,21-1313,21-1313-1,21-1314,21-1317,21-1318,21-1319,21-1319-1,21-1319-2,21-1320,21-1321,21-1322,21-1322-2,21-1323-1,21-1323-2,21-1325-1,21-1328,21-1329,21-1329-1,21-1329-2,21-1329-2-1,21-1352-1, 21-1353, 21-1354,21-1355,21-1355-4,21-1358-1,21-2116-1,21-2116-13,21-2116-19,21-2116-2,21-2116-3,21-2116-4,21-2116-5,21-2116-6, 21-2116-7, 21-2116-15, 21-2116-18 and 21-2116-27.

Parcel Assessed Values

APPENDIX "B"

PARCEL_ID	LOCATION	OWNER	LANDVAL	IMPRVAL	TOTVAL
21-1358-1	2006 E MASON ST	DELONS BEAUTY SALON INC	\$93,300.00	\$107,300.00	\$200,600.00
21-2116-19	AUGUST ST	EAST MASON INVESTORS	\$31,900.00	\$1,500.00	\$33,400.00
21-1355-4	733 LIME KILN RD	BERNARD L LINDSLEY	\$128,000.00	\$40,100.00	\$168,100.00
21-1354	730 LIME KILN RD	PATRICK W FORST	\$66,900.00	\$0.00	\$66,900.00
21-1329-2-1	MAIN ST	SWAGEL DAVID J REVOCABLE TRUST	\$800.00	\$0.00	\$800.00
21-1355	1930 E MASON ST	GEORGES RENTAL PARTNERSHIP LLP	\$122,000.00	\$178,300.00	\$300,300.00
21-1329-2	1980 MAIN ST	MIDWEST EXPANSION LLP	\$150,300.00	\$124,600.00	\$274,900.00
21-2116-6	718 JASTER ST	S & K LENSS LLP	\$18,300.00	\$43,000.00	\$61,300.00
21-2116-5	716 JASTER ST	PAUL M THEYS	\$15,200.00	\$45,800.00	\$61,000.00
21-1352-1	1830-1838 E MASON ST	MOSKI CORP	\$53,500.00	\$346,800.00	\$400,300.00
21-2116-13	700 SCHOEN ST	JOHN M & ANN BOLAND	\$36,500.00	\$129,000.00	\$165,500.00
21-2116-4	1822 E MASON ST	DELORES I BAEB	\$10,600.00	\$35,900.00	\$46,500.00
21-1329-1	1960 MAIN ST	MIDWEST EXPANSION LLC	\$515,500.00	\$740,900.00	\$1,256,400.00
21-2116-3	1818 E MASON ST	PERRY R & MAUREEN A GILLIS	\$10,100.00	\$45,600.00	\$55,700.00
21-2116-2	E MASON ST	DAROLD W & MARLENE A DANIELSKI	\$22,800.00	\$0.00	\$22,800.00
21-1317	631-639 LIME KILN RD	DAVID L SWAGEL ETAL	\$126,700.00	\$319,500.00	\$446,200.00
21-1307-3	1833 E MASON ST	D & B INVESTMENTS OF GREEN BAY LLC	\$86,900.00	\$47,100.00	\$134,000.00
21-2116-1	1800 E MASON ST	DAROLD W & MARLENE A DANIELSKI	\$22,800.00	\$22,100.00	\$44,900.00
21-1328	1979 MAIN ST	THOMAS G ADAMANY	\$335,200.00	\$292,600.00	\$627,800.00
21-1307-2	636 LIME KILN RD	NORMAN T NEWTON ETAL	\$39,600.00	\$53,800.00	\$93,400.00
21-1318	625 LIME KILN RD	RAPHAEL W HENDRICKS ETAL	\$92,400.00	\$100.00	\$92,500.00
21-1319	619 LIME KILN RD	MILLER JESS LLC	\$21,600.00	\$50,800.00	\$72,400.00
21-1307-1	624 LIME KILN RD	MILLER JESS LLC	\$22,400.00	\$0.00	\$22,400.00
21-1329	1957 MAIN ST	DONALD J SCHLEIS ETAL	\$248,000.00	\$192,200.00	\$440,200.00
21-1319-1	617 LIME KILN RD	LOU MAGNUSON	\$19,500.00	\$53,400.00	\$72,900.00
21-1319-2	1940 MAIN ST	PREBLE GILLET JOINT VENTURE	\$164,500.00	\$133,700.00	\$298,200.00
21-1307-6	1831 E MASON ST	EARL HEYRMAN TRUSTEE	\$208,800.00	\$109,800.00	\$318,600.00
21-1309	616 LIME KILN RD	MILLER JESS LLC	\$44,900.00	\$37,500.00	\$82,400.00
21-1307-4	1811 E MASON ST	OLDCASTLE GLASS INC	\$255,100.00	\$232,500.00	\$487,600.00
21-1320	605 LIME KILN RD	PAUL J MEYERS ETAL	\$52,400.00	\$0.00	\$52,400.00
21-1323-2	1939 MAIN ST	RON SMITS	\$69,700.00	\$82,100.00	\$151,800.00
21-1321	539 LIME KILN RD	PAUL J MEYERS ETAL	\$90,600.00	\$73,000.00	\$163,600.00
21-1322	533 LIME KILN RD	PAUL J MEYERS ETAL	\$55,600.00	\$41,500.00	\$97,100.00
21-1311-2	606 LIME KILN RD	JOHN G MILLER	\$336,400.00	\$268,900.00	\$605,300.00
21-1312-1	530 LIME KILN RD	PAUL A KUROWSKI	\$40,500.00	\$83,300.00	\$123,800.00
21-1312	522 LIME KILN RD	MICHAEL D & VICKI L RADUE	\$37,100.00	\$36,000.00	\$73,100.00
21-1312-3	531 SCHOEN ST	ANTHONY & VIRGINIA M PIGEON	\$80,000.00	\$39,100.00	\$119,100.00
21-1322-2	525 LIME KILN RD	PAUL J MEYERS ETAL	\$91,400.00	\$70,600.00	\$162,000.00
21-1313	516 LIME KILN RD	KIMBERLY J ZELLNER	\$61,200.00	\$3,300.00	\$64,500.00

Parcel Assessed Values

APPENDIX "B"

21-1323-1	1923-1937 MAIN ST	LINDA L FITCHETT	\$184,900.00	\$259,000.00	\$443,900.00
21-1313-1	525 SCHOEN ST	MICHAEL D ZEISE	\$23,100.00	\$50,700.00	\$73,800.00
21-1325-1	1820-1828 MAIN ST	BESTER DEVELOPMENT COMPANY LLP	\$252,900.00	\$301,600.00	\$554,500.00
21-1314	1812 MAIN ST	GILBERT J & PATRICIA A NOWAK	\$40,800.00	\$63,500.00	\$104,300.00
			\$4,380,700.00	\$4,756,500.00	\$9,137,200.00

PARCEL_ID BLIGHT

21-1358-1	X
21-2116-19	X
21-1355-4	X
21-1354	X
21-1329-2-1	X
21-1355	
21-1329-2	X
21-2116-6	X
21-2116-5	X
21-1352-1	X
21-2116-13	
21-2116-4	X
21-1329-1	
21-2116-3	X
21-2116-2	
21-1317	X
21-1307-3	X
21-2116-1	
21-1328	
21-1307-2	X
21-1318	X
21-1319	X
21-1307-1	X
21-1329	X
21-1319-1	X
21-1319-2	
21-1307-6	
21-1309	X
21-1307-4	
21-1320	X
21-1323-2	
21-1321	X
21-1322	X
21-1311-2	
21-1312-1	X
21-1312	X
21-1312-3	X
21-1322-2	X
21-1313	X
21-1323-1	X
21-1313-1	X
21-1325-1	X
21-1314	X
21-2116-18	X
21-2116-15	X
21-2116-27	X
21-2116-7	X
21-1353	

Projected TID Tax Revenues for Primary Projects

Year	TID Value	Tax Increment	Anticipated Bond Amount	Est. Bond Payment	Cap Interest	Other Revenues	Balance
1	\$8,000,000.00	\$180,000.00	\$3,000,000.00	\$251,038.00	\$200,000.00	\$10,000.00	\$138,962.00
2	\$12,000,000.00	\$270,000.00		\$251,038.00	\$138,962.00	\$6,948.10	\$164,872.10
3	\$18,000,000.00	\$405,000.00		\$251,038.00	\$164,872.10	\$8,243.61	\$327,077.71
4	\$20,000,000.00	\$450,000.00		\$251,038.00	\$327,077.71	\$16,353.89	\$542,393.59
5	\$20,600,000.00	\$463,500.00	\$4,000,000.00	\$599,776.00	\$742,393.59	\$37,119.68	\$643,237.27
6	\$21,218,000.00	\$477,405.00		\$599,776.00	\$643,237.27	\$32,161.86	\$553,028.13
7	\$21,854,540.00	\$491,727.15		\$599,776.00	\$553,028.13	\$27,651.41	\$472,630.69
8	\$22,510,176.20	\$506,478.96		\$599,776.00	\$472,630.69	\$23,631.53	\$402,965.19
9	\$23,185,481.49	\$521,673.33		\$599,776.00	\$402,965.19	\$20,148.26	\$345,010.78
10	\$23,881,045.93	\$537,323.53		\$599,776.00	\$345,010.78	\$17,250.54	\$299,808.85
11	\$24,597,477.31	\$553,443.24		\$599,776.00	\$299,808.85	\$14,990.44	\$268,466.54
12	\$25,335,401.63	\$570,046.54		\$599,776.00	\$268,466.54	\$13,423.33	\$252,160.40
13	\$26,095,463.68	\$587,147.93		\$599,776.00	\$252,160.40	\$12,608.02	\$252,140.35
14	\$26,878,327.59	\$604,762.37		\$599,776.00	\$252,140.35	\$12,607.02	\$269,733.74
15	\$27,684,677.41	\$622,905.24		\$599,776.00	\$269,733.74	\$13,486.69	\$306,349.67
16	\$28,515,217.74	\$641,592.40		\$599,776.00	\$306,349.67	\$15,317.48	\$363,483.55
17	\$29,370,674.27	\$660,840.17		\$599,776.00	\$363,483.55	\$18,174.18	\$442,721.90
18	\$30,251,794.50	\$680,665.38		\$599,776.00	\$442,721.90	\$22,136.10	\$545,747.37
19	\$31,159,348.33	\$701,085.34		\$348,738.00	\$545,747.37	\$27,287.37	\$925,382.08
20	\$32,094,128.78	\$722,117.90		\$348,738.00	\$925,382.08	\$46,269.10	\$1,345,031.08
21	\$33,056,952.65	\$743,781.43		\$348,738.00	\$1,345,031.08	\$67,251.55	\$1,807,326.07
22	\$34,048,661.22	\$766,094.88		\$348,738.00	\$1,807,326.07	\$90,366.30	\$2,315,049.25
23	\$35,070,121.06	\$789,077.72		\$348,738.00	\$2,315,049.25	\$115,752.46	\$2,871,141.44